

S U M M A R Y

FILE NO.	2213	Thomas Guide Map No.	688
		Date Received:	10/28/05
		Date Distributed:	11/01/05
ENTITY	Cedar River Water and Sewer District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area	Expiration 45 Days:	12/13/05
TITLE	Dorre Don Annexation	Board Meeting:	11/09/05

Location	The site is located within Unincorporated King County. The northern boundary generally follows (but is not immediately adjacent to) SE 224 th Street and Dorre Don Way. The southern boundary of the site generally follows SE 233 rd Street. The western boundary is generally formed by the Cedar River. The eastern boundary is generally formed by SE 225 th Street.
Land Area	69.29 acres (130 parcels)
Current Land Use:	Residential Use
Population	Approximately 150 persons
Assessed Valuation	\$12,500,000.
County Comprehensive Plan Designation	Rural Residential Uses
County Zoning	Residential (RA-5 – 1 dwelling unit per 5 acres)
City Comprehensive Plan Plan Designation/ Zoning	Not applicable
District Comprehensive Plan	The Cedar River Water and Sewer District Comprehensive Plan establishes provisions for water service to the proposed annexation area.
District Franchise	The required franchise is provided, pursuant to the Cedar River Water and Sewer District Comprehensive Plan, by agreement with King County.
Urban Growth Area (UGA)	The site lies outside of the Urban Growth Area as defined in the King County Comprehensive Plan
SEPA Declaration	A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in September of 2005.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) David Irons, Reagan Dunn

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division,
State Department of Ecology, Puget Sound Regional Council,
Municipality of Metropolitan Seattle (Metro)

Cities: Maple Valley

Fire Districts: Maple Valley Fire and Life Safety (Fire Protection District No. 43)

Water Districts: Covington Water and Sewer District; Soos Creek Water and Sewer
District

Sewer Districts: Not Applicable

School District: Tahoma School District No. 409

SUMMARY File No. 2213

The Cedar River Water and Sewer District proposes to annex approximately 69.29 acres within Unincorporated King County. The site is located near to the City of Maple Valley. The northern boundary of the Dorre Don Annexation Area generally follows (but is not immediately adjacent to) SE 224th Street and Dorre Don Way. The southern boundary of the site generally follows SE 233rd Street. The western boundary is generally formed by the Cedar River. The eastern boundary is generally formed by SE 225th Street.

The Cedar River Water and Sewer District initiated this annexation proposal based on a petition by property owners. The authority for annexation is derived from RCW 57.24.060 and RCW 57.24.070 (Annexation of Territory). The Dorre Don Annexation is being proposed by the Cedar River Water and Sewer District in order to facilitate the provision of coordinated water services to the Area. Annexation will also provide residents an opportunity to participate in elections for the Cedar River Water and Sewer District. A Resolution for Annexation was approved by the District in October 2005.

Properties within the Dorre Don Area are designated entirely for residential use. The Area is largely developed with the permitted residential uses. There is a limited number of vacant properties; development of these properties may be prohibited unless a sufficient water supply is available to support residential uses. Currently, the entire Dorre Don Annexation Area receives water from private well systems.

The Cedar River Water and Sewer District includes the Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Dorre Don Area. No sewer service is provided—or permitted -- to the Dorre Don Area because the properties are outside of the Urban Growth Boundary.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Cedar River Water and Sewer District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the Act.

The proposed annexation is reported to also be consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is consistent with Policy CO-15a and CO-15b which support water services in the Rural Area as necessary to preserve public welfare and safety. Water service is also permitted in keeping with environmental protection standards for this Area.

This Annexation reportedly will provide the opportunity for water service to the area, but this action will not have any direct effect on the area's land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to the Cedar River Water and Sewer District. More specifically, under County standards, the area is permitted to be developed with residential uses of one dwelling unit per five acres. Currently, the area is essentially fully developed. Any future redevelopment in the area would be subject to applicable King County Land Use plans and regulations. Environmentally sensitive areas would also be preserved under the provisions of this annexation.

Cedar River Water and Sewer District representatives report that this Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area. Annexation will enable properties to obtain access to services that will enhance public health and safety. For example, the annexation would help to preserve the community (Objective 1) by providing an

opportunity for coordinated services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Cedar River Water and Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. Other properties in the vicinity are now served by Cedar River Water and Sewer District. The addition of Dorre Don properties to the Cedar River Water and Sewer District would provide for more regular service area boundaries thereby permitting more efficient coordinated services.

The District has planned for funding costs for provision of public water service to the Dorre Don Annexation Area. The District has obtained grant and loan monies to construct a new, public water system in the proposed Annexation Area.

The proposal will not affect fire service, emergency services, or other public services.